



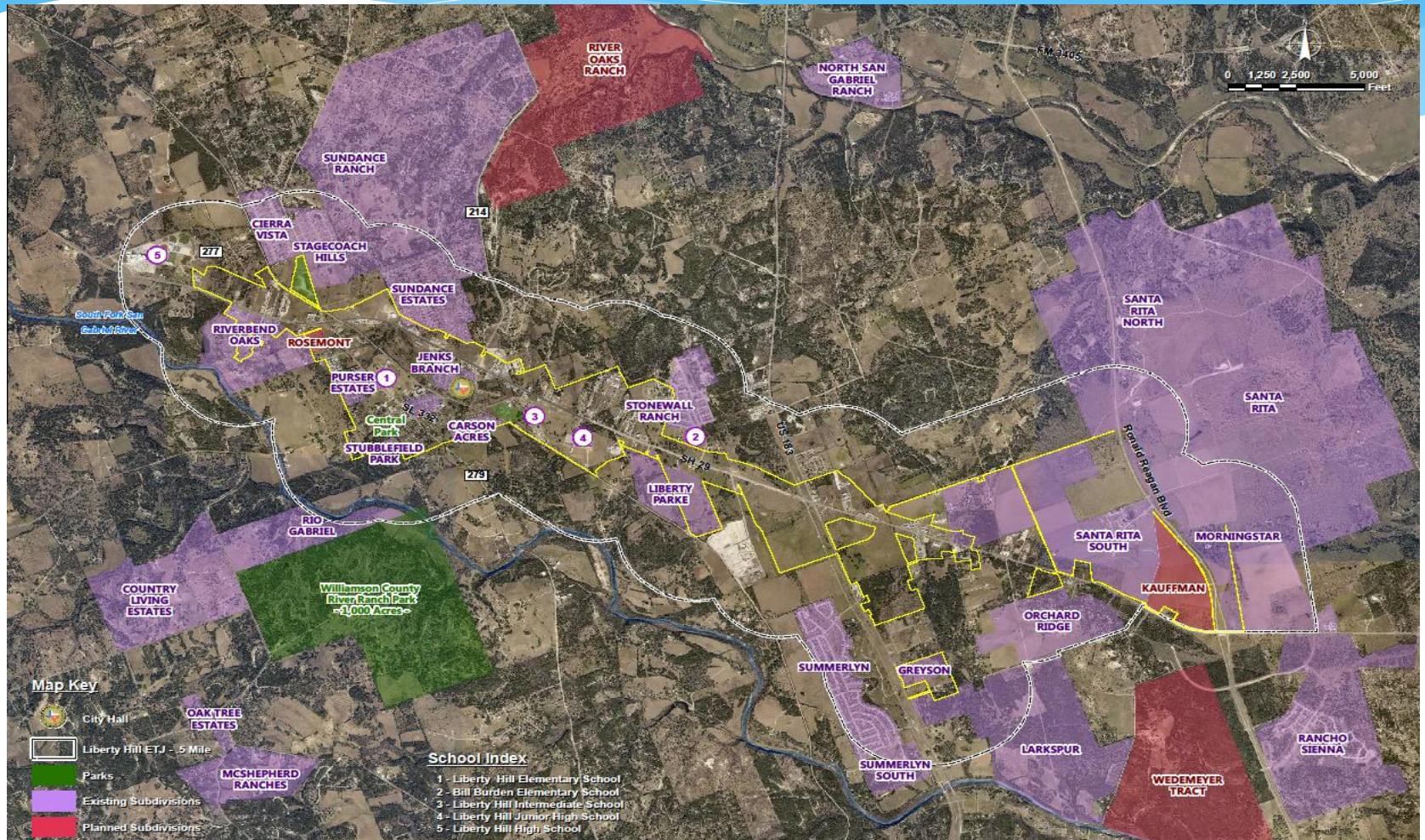
City of Liberty Hill Growth & Major Improvement Projects

Lance Dean, Executive Director, EDC
Amber Lewis, Assistant City Administrator
April 27, 2017

LH Growth

- ❖ Over 2,200 residential lots in progress within the city limits
- ❖ Over 11,000 residential lots plated in the ETJ

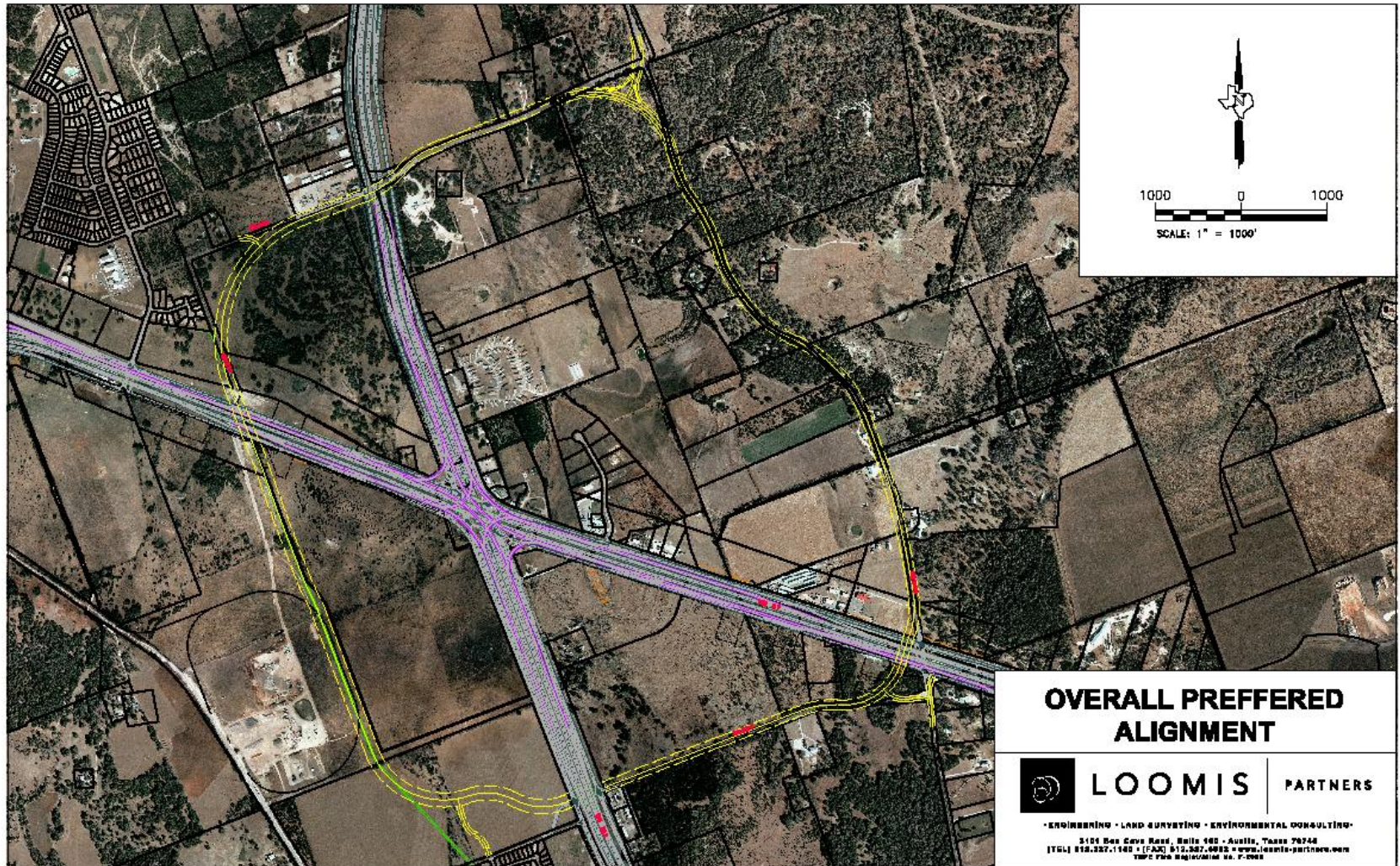
Residential Neighborhoods



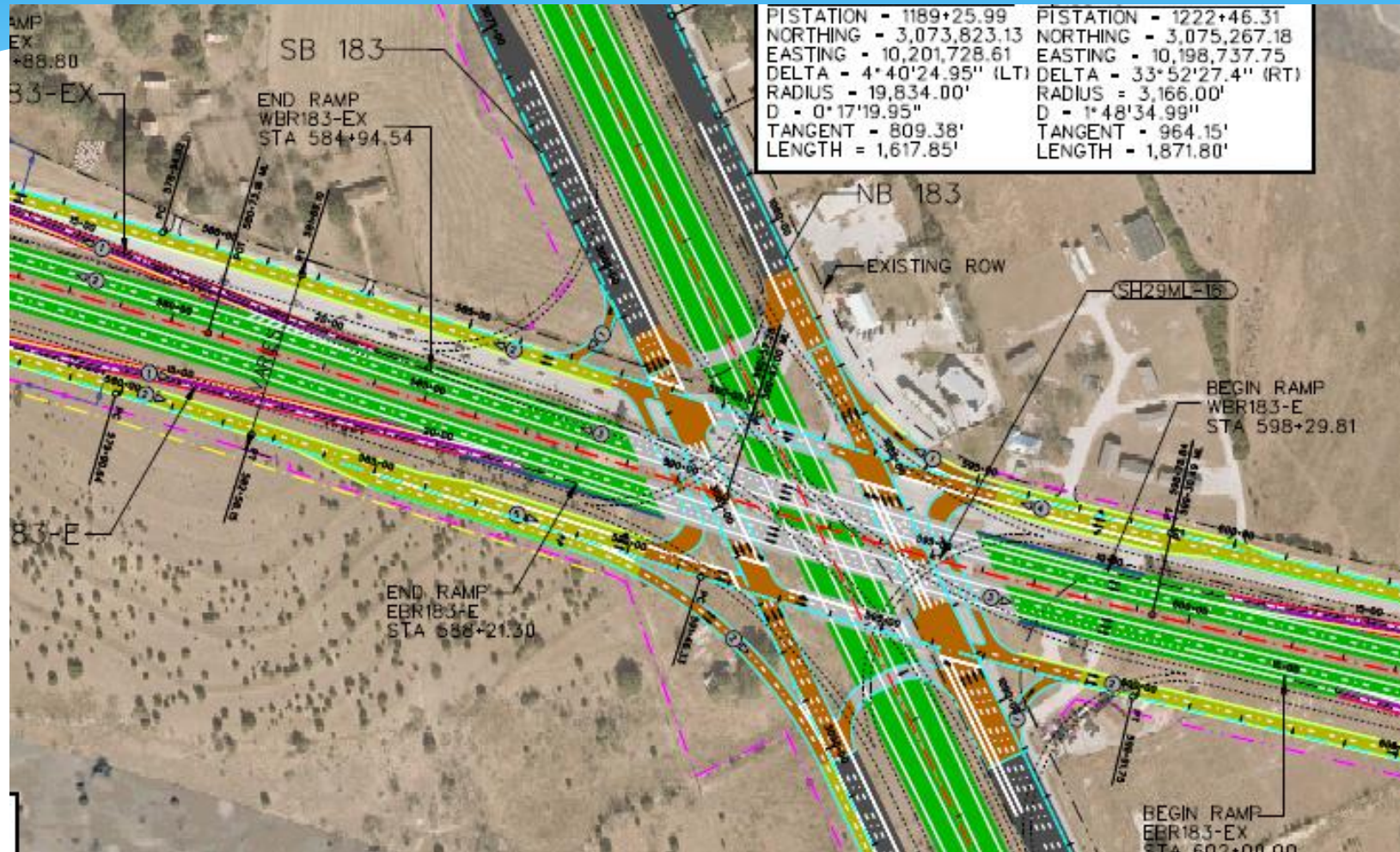
Transportation


- * Seward Junction Loop
 - * Currently in process
- * 29/183 future expansion
 - * Study completed in 2009

Seward Junction Loop



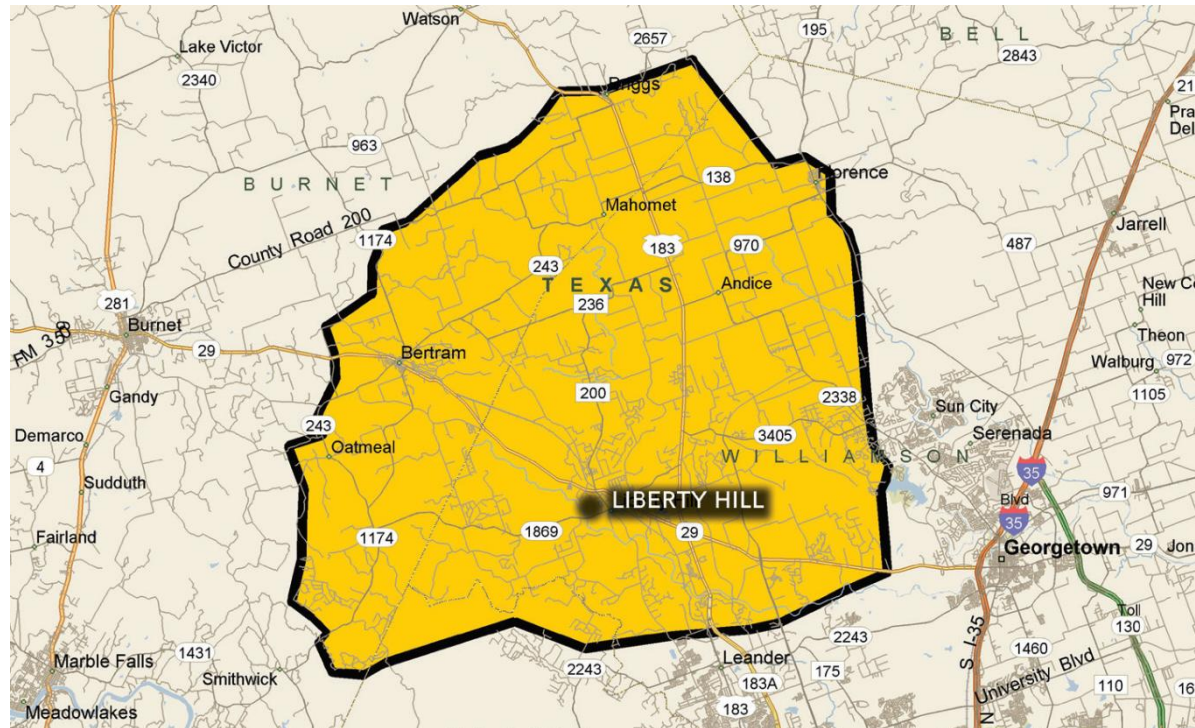
Hwy 29/183 Proposed Future State



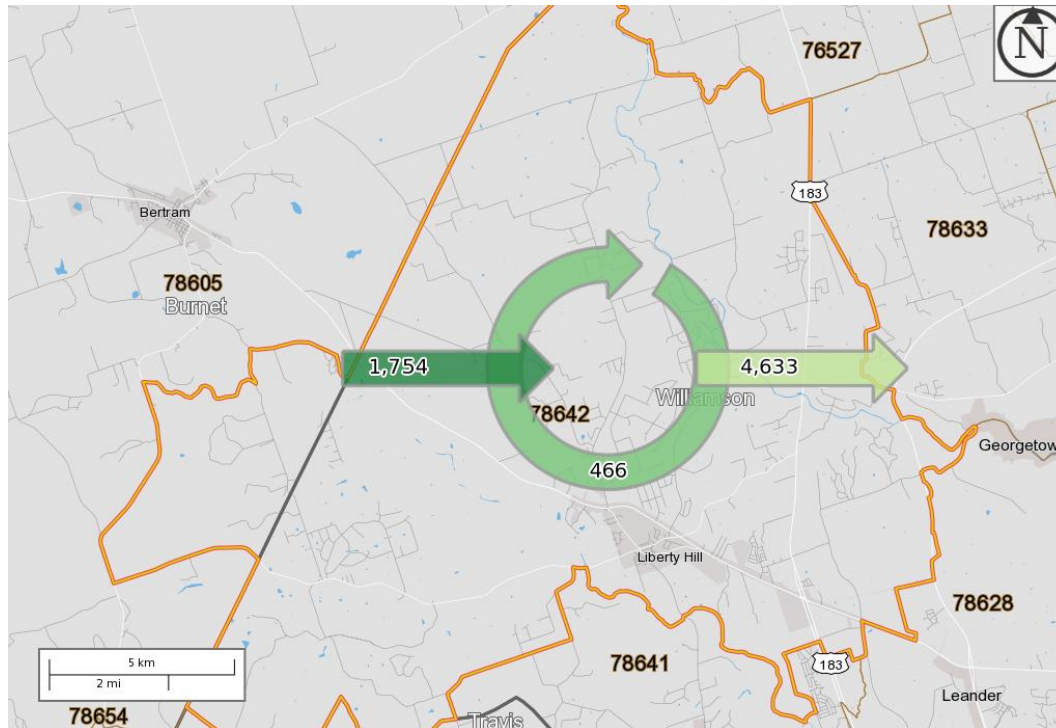
- 
- * “This SH 29 expansion will NOT be built until it is needed; construction would take place only when overall traffic volumes significantly increase, resulting in traffic congestion at both peak and non-peak periods... We estimate that the road would not be built for at least 15 years..” Study completed in 2009.

- * Excerpt from SH 29 Study Open House FAQ:
<http://www.roadbond.org/Portals/19/SH29FAQs.pdf>

Market trade area



Economic Opportunity



Selected Industry Growth Potential

* Grocery Stores	\$89MM
* Gas Stations	\$59MM
* Clothing & Acc.	\$35MM
* Sporting/Hobby	\$15MM
* General Merch.	\$87MM
* Foodservice	\$83MM

Sidewalks

- * Community Development Block Grant (CDBG)
Sidewalks
 - * Federal grant administered by Williamson County
 - * Phase 1 projects:
 - * Forrest, Grove, Young, Myrtle, 1869, 332
 - * \$316k grant in FY13 & FY14
 - * Construction complete August 2016

Sidewalks

- * CDBG Sidewalks

- * Under new census income results, Liberty Hill does not automatically qualify for grant
- * Income survey of “service area” conducted February 2017 to qualify City under alternate criteria
- * \$231k requested in FY16
- * Preliminary results indicate City will qualify & receive the grant

Comprehensive Planning

- * Diverse Planning and Development – since February 2017
- * Explosive growth provides opportunity for numerous capital improvement projects
- * Organize the City's capital and planning projects
- * Timelines and budget

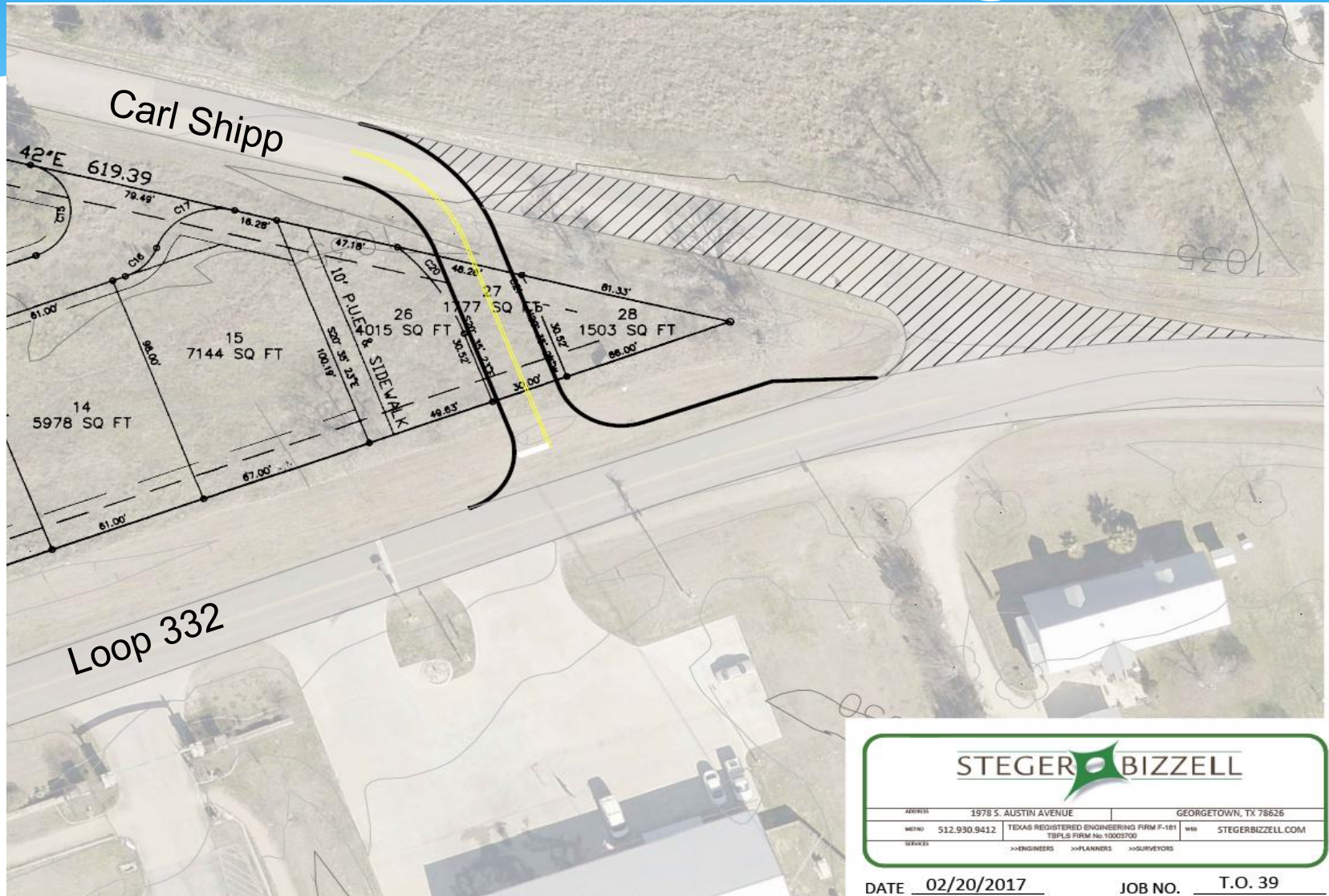
Transportation

- * Transportation Plan Phase 1
- * CP&Y - approved April 24, 2017
- * Perform traffic study and public input and comment process
- * Develop transportation plan that guides growth and development appropriate to Liberty Hill

Transportation

- Carl Shipp/Loop 332 Realignment
- Intersection Improvements
 - * Steger Bizzell
 - * Currently in design phase

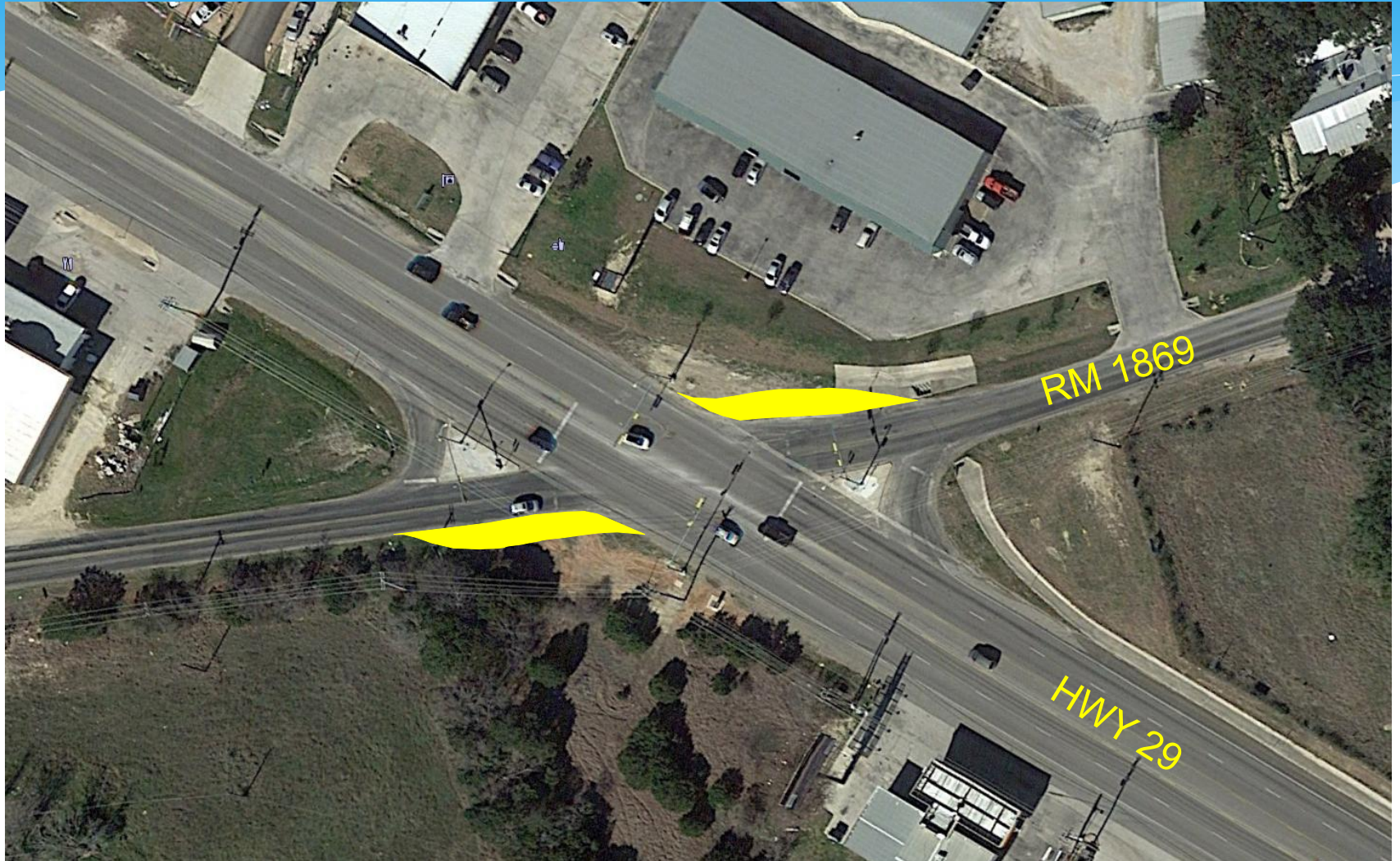
Carl Shipp/Loop 332 Realignment



Transportation

- * Council Goal = create “shovel-ready” projects to leverage state and federal funding to improve important intersections
- * Intersection Improvements
 - * RM 1869/Hwy 29 Turn Lanes
 - * Barton Ln/RM 1869 and
Stubblefield Ln/RM 1869 changes

RM 1869/Hwy 29 Turn Lanes



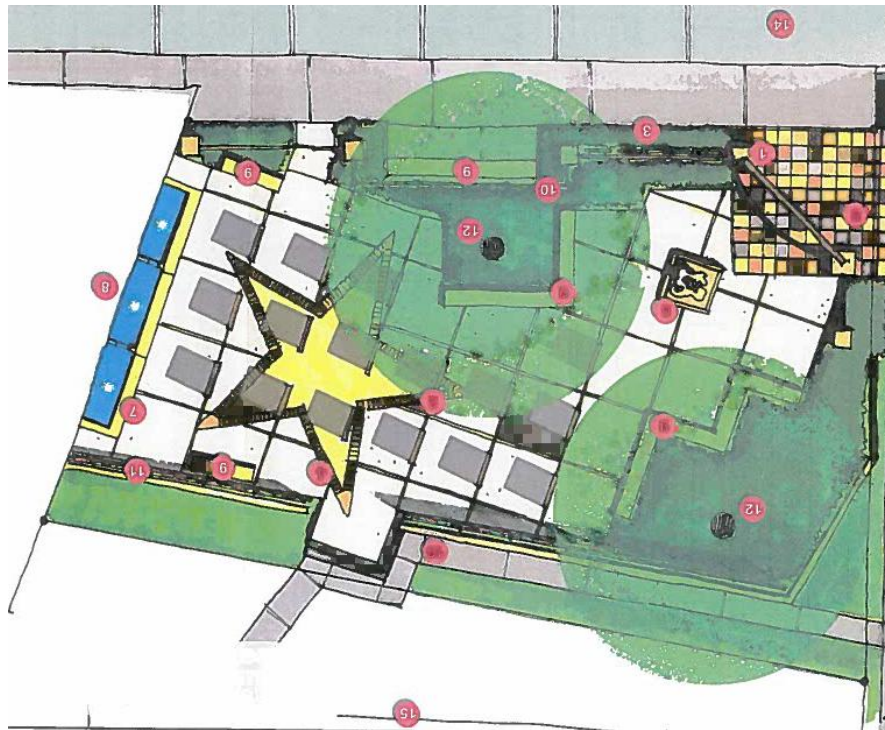
Drainage

- * Drainage Master Plan Ph. 1
- * K Friese and Associates – April 10, 2017
- * Use new technology, 2D to locate areas where drainage needs addressed
- * Will also gather public input
- * Will be useful in creating a capital improvements plan for drainage

Parks and Rec

- * Veterans' Park
- * Lockwood Engineering – December 12, 2016
- * Mayor organized committee to plan improvements to the current park
- * Planned improvements include entry arch, plaza/monument expansion, sidewalks, lighting, donor bricks (star), wrought iron fence/gate, etc.
- * Contemplative park = vision
- * Also part of downtown redevelopment efforts

Veterans' Park



Veterans' Park



Parks and Rec

- * Nathan Wetzel Park (CR 279 and Loop 322)
- * Fencing
- * Splash pad
 - * Engage contractor
- * Restrooms, Parking
 - * Engage engineer
- * Drainage
 - * Engage engineer

Nathan Wetzel Park



Parks and Rec

- * City Park
- * Improve fields
- * Build walking trail
 - * \$500k grant application Texas Department of Parks and Wildlife – May 2017
 - * 25% matching dollars by City
- * Swim Center – currently negotiating and discussing phasing
- * Parks and Trail Plan

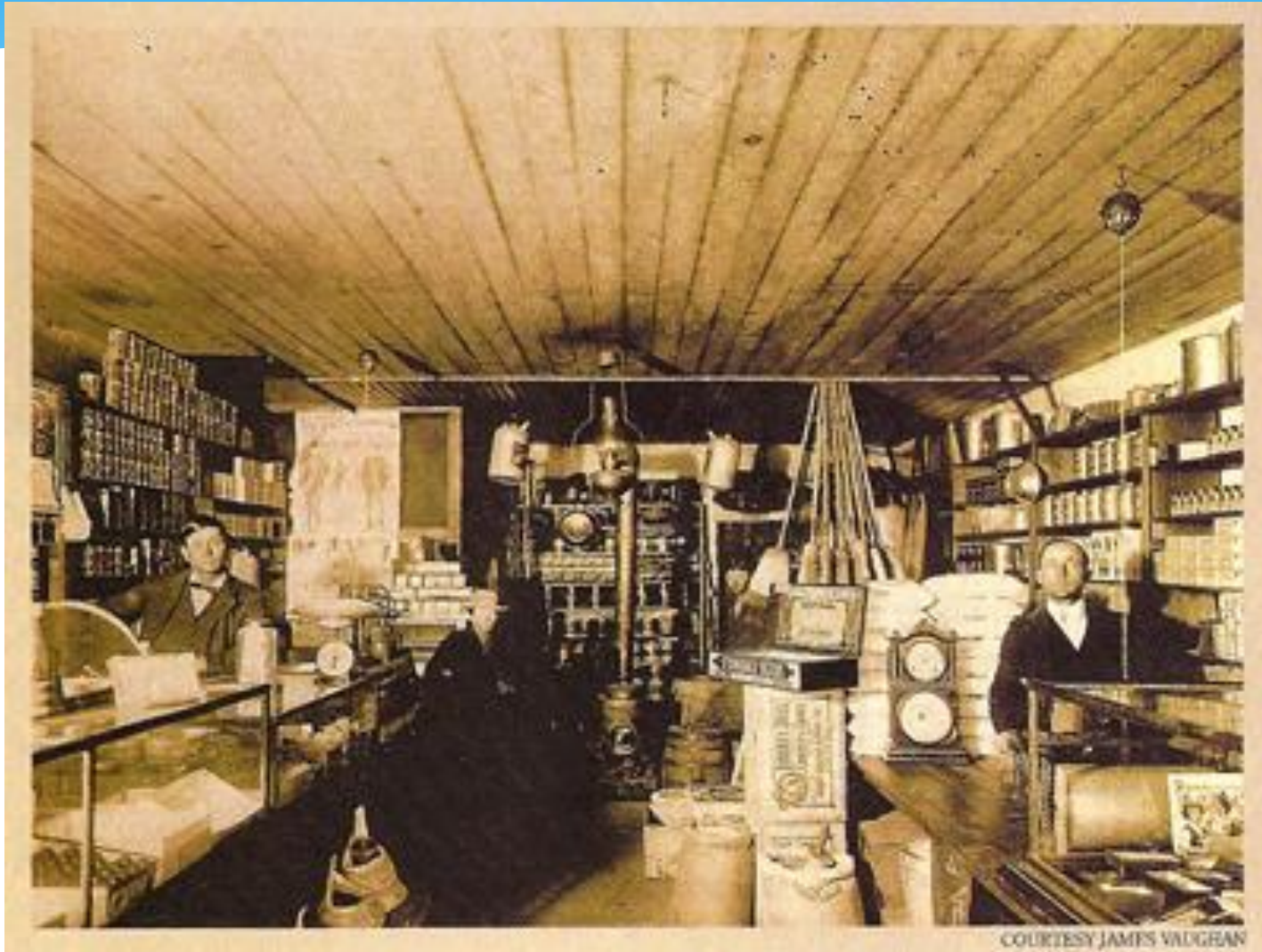
Downtown

- * Fowler Building
- * Purchased in December 2016
- * Structural engineering complete
- * Currently gathering proposal for architectural services
- * Work with Texas Historical Commission
- * Vision = Museum and tribute to sculptor, Mel Fowler

Fowler Building



Fowler Building



COURTESY JAMES VAUGHAN

Downtown

- * Completed construction of new administration building in December 2016
 - * 5,400 square feet office building
- * EDC to continue with façade and sign grants
 - * Awarded \$31,000 to date
- * Partnership with EDC to construct new sidewalks on the south side of the loop
- * Downtown committee looking at planters, lighting, and other beautification efforts

Downtown 2017



Downtown 2017



Wastewater

- * Plant purchase 2012
 - * Regional WW provider
 - * 7 contracts + Leander
 - * 40k+ people served
- * Wastewater Treatment Plant Expansion
 - * Construction of 800k gpd plant
 - * NTP Issued July 2016
 - * Project completion planned September 2017
 - * 1,000 homes per year

Wastewater

- * Holmes Road WW Phase 1 & 2
 - * Surveyors Currently Onsite
 - * Estimated Completion 2018
 - * CR 258
 - * Additional connections
- * Jonathan Drive WW
 - * Surveyors Currently Onsite
 - * Estimated Completion in Fall 2017
 - * Additional connections

Water

- * Bagdad Road WTM (CR 279)
 - * Completed Fall 2016
 - * 600 acre feet in Lake Travis
 - * 8” water line from City of Leander
 - * Without it, would have ceased growth in LH proper

Discussion

